



# Maloney

PROPERTIES

Dear Prospective Tenant,

Maloney Properties, Inc. is pleased to provide you with the information for renting a new apartment at Packard Crossing Apartments, located at 79 Gardner Street, Boston, MA 02134

The following provides a description of the property, income and eligibility requirements, unit pricing, preference criteria and a sample timeline of the process following the lottery. We will provide information about the lottery on our website:

[www.PackardCrossingLottery.com](http://www.PackardCrossingLottery.com)

## Location and Building Description

Packard Crossing is located at 79 Gardner Street Congress Street in Boston's Allston Neighborhood. The building consists of 39 apartments. There will be a total of 5 income-restricted rentals in the 70% AMI income categories. The restrictions are set by the Boston Planning & Development Agency (BPDA).

## Accessibility Features:

All of the units are required (and designed) to be Group 1 adaptable units per the Mass. Architectural Access Board definition. This means they can be adapted to accommodate someone who uses a wheelchair but are not equipped with grab bars, etc. as part of the base scope of the project. The bathrooms and kitchens have the required clearances, cabinet and counter heights may be modified *without structural change* to the unit, door clearances are compliant and wall blocking is included where required for the future installation of grab bars should someone who uses a wheelchair buy a unit. Clearances also meet Fair Housing requirements.

**Application request period and deadline to return completed applications:**

### **APPLICATION REQUEST PERIOD**

The application distribution period will be from **Monday, October 21, 2019 – Wednesday, October 30, 2019**

**To request an application be sent to your mailing address, please call: 781-992-5308**

**To complete the application online\*, please visit: [www.PackardCrossingLottery.com](http://www.PackardCrossingLottery.com)**

*\*Please note that for the request of an online application before distribution date, you will receive an email with the link to the application. For those who request during the distribution period will fill out the request form and be **immediately** given—on the page after the request form—a link to the application.*

Online applications **do not** need to be mailed.

Applications can also be picked up in person on the following dates and times:

Date	Time
Monday, October 21, 2019	10:00AM - 2:00PM
Tuesday, October 22, 2019	10:00AM - 2:00PM
Thursday, October 24, 2019	3:00PM - 7:00PM
Friday, October 25, 2019	10:00AM - 2:00PM
Saturday, October 26, 2019	10:00AM - 2:00PM

**Application Pick-up Location:** 1285 Commonwealth Avenue, Allston, MA 02134

**DEADLINE TO RETURN COMPLETED APPLICATIONS**

Online applications must be completed by **November 6, 2019**  
Completed paper applications must be returned by the deadline—remit by mail only:  
Postmarked no later than **November 6, 2019**

Maloney Properties, Inc.  
Attention: Packard crossing Lottery  
27 Mica Lane, Wellesley MA 02481

Selection by Lottery. Income & Asset, Use & Occupancy Restrictions apply.  
Preference for Boston Residents.

Preference for Households with at least one person per bedroom.  
Preference for disabled applicants for ADA mobility & hearing unit.

Free language assistance and reasonable accommodations available.  
For more info or to make a request for reasonable accommodations, please call  
Maloney Properties, Inc. 781-992-5308 | U.S. Relay 711  
Or email: [PackardCrossing@maloneyproperties.com](mailto:PackardCrossing@maloneyproperties.com)

Maloney Properties, Inc. will email you a confirmation receipt within five business days to confirm that we have received your completed application.  
If you have not received confirmation within five business days, you must contact our office at 781-943-0200 | MA Relay 711 immediately.

**Price and Maximum Income Limits:**

**5 Income Restricted Rental Units**

# of Units	Unit Size	Rent	% AMI
5*	2 Bedroom	\$1,492	70%

*\*Includes two units built out for mobility impairments*



### Maximum Income Limit

Household Size	70% AMI
1	\$55,550
2	\$63,450
3	\$71,400
4	\$79,300
5	\$85,650
6	\$92,000

### Minimum Income Requirements\*:

2 Bedroom: \$44,760

*\*Minimum limits do not apply to households that receive housing assistance (i.e. Section 8, VASH, MRVP)*

### Maximum Asset Limits

70% AMI
\$75,000

*Does not include retirement. Does include Real Estate*

### Preference/Requirements

Applicants must meet certain requirements in order to qualify to rent an income-restricted unit. Applicants will also be given preferences in the selection of the income-restricted units. The requirements and preferences are defined in order below.

#### Preferences (in order):

- 1. ADA Preference - Units built out for persons with disabilities:** Households applying with an ADA Unit would be required to submit documentation to the City of Boston Disability Commission from the doctor that treats them for his or her impairment. This is not a requirement to apply for the lottery. This is only required if selected after the lottery.
- 2. Boston Residents:** Boston resident shall mean any individual whose principal residence, where he or she permanently and normally eats, sleeps and maintains his or her normal personal and household effects, is in the City of Boston. Required Documentation:  
If you are picked from the lottery, you'll be asked to provide two of the following to prove your Boston residency. All certifications need to display your name and the Boston address. Bills need to be dated in the last 60 days. If you submit false residency information, you'll lose your spot in the lottery.



- A dated letter from transitional housing or a homeless shelter located in the City of Boston
  - Signed lease (At-will lease counts)
  - Mortgage / Property Tax statement
  - Car registration / insurance cover page
  - Renter's Insurance
  - Heating bill (Gas, Electric, Oil)
  - Cable / Data / Internet bill
  - City of Boston voter registration / Resident listing
  - Cell / Landline phone bill
- 3. Minimum Household Size of at least one person per bedroom:** Applicants with 2 or more household members will receive preference for the 2 bedroom apartment

### **Timeline**

**We plan to host the lottery approximately 3-4 weeks after the application deadline.** Applicants will be invited to the lottery once a date and time has been established.

Following the lottery, prospective tenants must adhere to the following schedule:

Approximately **2-3 weeks following the lottery**, the top pool of applicants, based on lottery number, income category and preferences, will be contacted to supply any additional information needed for the BPDA application. At the same time, applicants will be required to complete a credit and background application.

**Minimum income requirements do not apply to applicants with housing subsidies like Section 8 vouchers, VASH, MRVP.** From there, the BPDA application package will be submitted to the BPDA for approval. This process takes approximately 4-6 weeks.

### **Move-ins**

Move-ins are estimated to begin around Early 2020.

Maloney Properties' staff is available to answer any questions during the process. Please feel free to email us at [PackardCrossing@maloneyproperties.com](mailto:PackardCrossing@maloneyproperties.com) or call 781-992-5308 |MA Relay 711.

Thank you

Maloney Properties, Inc. Staff  
 27 Mica Lane, Wellesley, MA 02481  
[www.BRA-DND-Affordable.com](http://www.BRA-DND-Affordable.com)  
[www.MaloneyRealEstate.com](http://www.MaloneyRealEstate.com)

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